

CHARLES & CO  
NEWTON

ESTATE AGENTS & SOLICITORS



3 Derby Street

Ilkeston DE7 5GB

£85,000



1



1



1



D

### 3 Derby Street

Ilkeston DE7 5GB

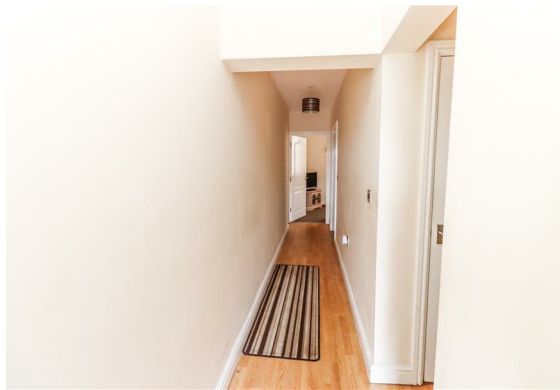
**\*\*One Bedroom Ground Floor Flat\*\***

This one bedroom ground floor flat features a fitted kitchen, a comfortable lounge, and a modern shower room. Perfect for those seeking the convenience of single-level living, the property is ideally situated close to Ilkeston town centre and its array of amenities, including local shops, pubs, and restaurants. Excellent transport links, including bus routes, road networks, and rail connections to major cities, make Ilkeston an ideal commuter town. Whether you're a first-time buyer, downsizing, or looking for a convenient city base, this property offers comfort and accessibility in a desirable location.

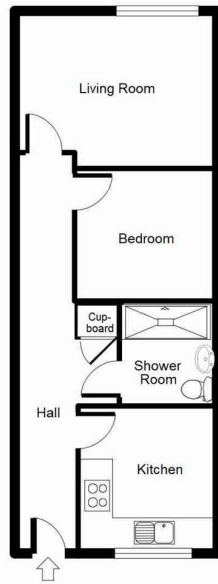


Ilkeston is a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham City and the QMC Hospital are less the 20 minutes away.

The property is offered with no upward chain and allocated parking.



## Floor Plan



### Hallway

Enter via a composite door into hallway, doors off to all rooms & laminate flooring.

### Kitchen

9'11" x 8'6" (3.02m x 2.59m)

Double glazed window to the rear elevation, wall & base units with laminate worktop over, stainless steel sink with mixer tap, tiled splash backs, electric oven & hob with extractor over, plumbed for washing machine, wall mounted electric heater & cushion flooring.

### Lounge

13'8" x 8'0" (4.17m x 2.44m)

Double glazed window to the front elevation, TV point, wall mounted heater & fitted carpet.

### Bedroom

9'8" x 9'1" (2.95m x 2.77m)

Bedroom with wall mounted electric heater & fitted carpet.

### Shower Room

7'6" x 5'8" (2.29m x 1.73m)

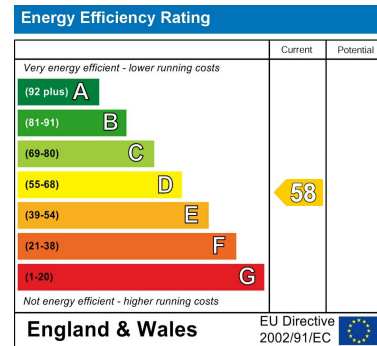
Large walk in shower cubicle with mains feed shower, low flush WC, pedestal wash hand basin, part tiled walls, wall mounted heater & cushion flooring.



## Map



## Energy Efficiency Graph



## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

### Allocated Parking Space

The property has allocated parking space included in the sale.

### Lease hold

Ground rent is £20 per annum, service charge is currently £750 per annum.

Lease: 109 years remaining.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.